



Flagstaff Zoning Code Update

Structure and Non Form-based Zones



The Existing LDC is ...

LAND DEVELOPMENT CODE

Title 10 of the City of Flagstaff City Code



CITY OF FLAGSTAFF

**Ordinance 1690 adopted by the
Flagstaff City Council on April 8, 1991**

**With all amendments as of March 18, 2008
(Ordinances added shown with adoption date)**

**Inconsistent
Complicated
Confusing
Imprecise
Disorganized
Antiquated
Disjointed
Unpredictable**

The Desired Zoning Code will be ...

And a new name!



CITY OF FLAGSTAFF

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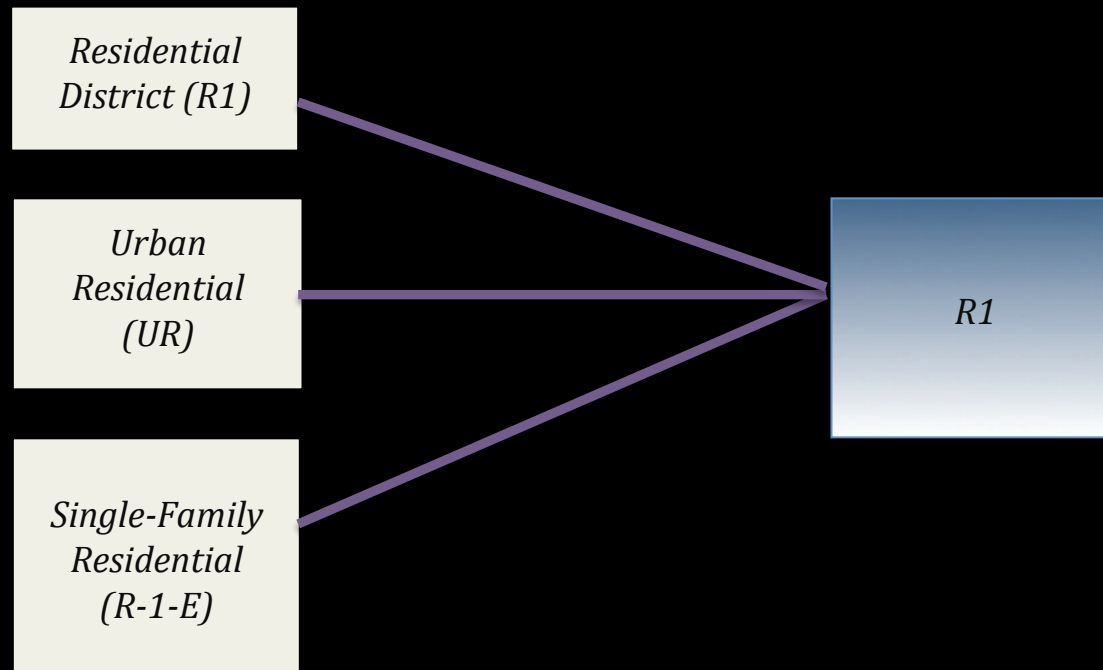
Coherent
Integrated
Concise
Consistent
Contemporary
Innovative
User Friendly
Promote Smart Growth



Draft Table of Contents

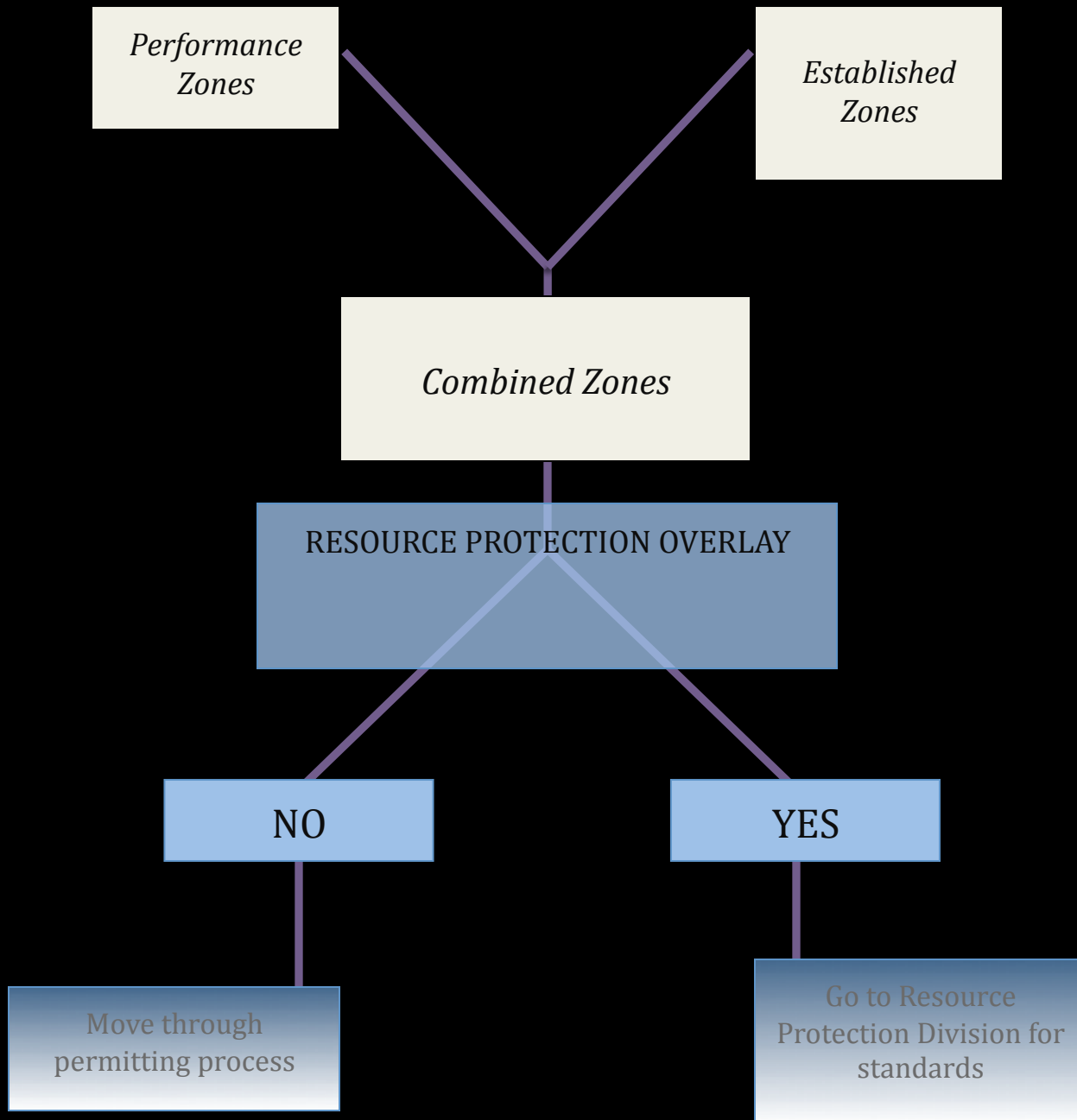
- Chapter 10-01 – Intent and Applicability
- Chapter 10-02 – General to All
- Chapter 10-03 – Specific to Zones
 - Zones and Uses
- Chapter 10-04 – General to Zones
 - Landscaping, Affordable Housing, Resource Protection
- Chapter 10-05 – Specific to Building Types
- Chapter 10-06 – Specific to Uses
- Chapter 10-07 – Specific to Thoroughfare Types
- Chapter 10-08 – Administration and Procedures
- Chapter 10-09 – Subdivision Procedures
- Chapter 10-10 – Definitions

Proposed Combining Zones

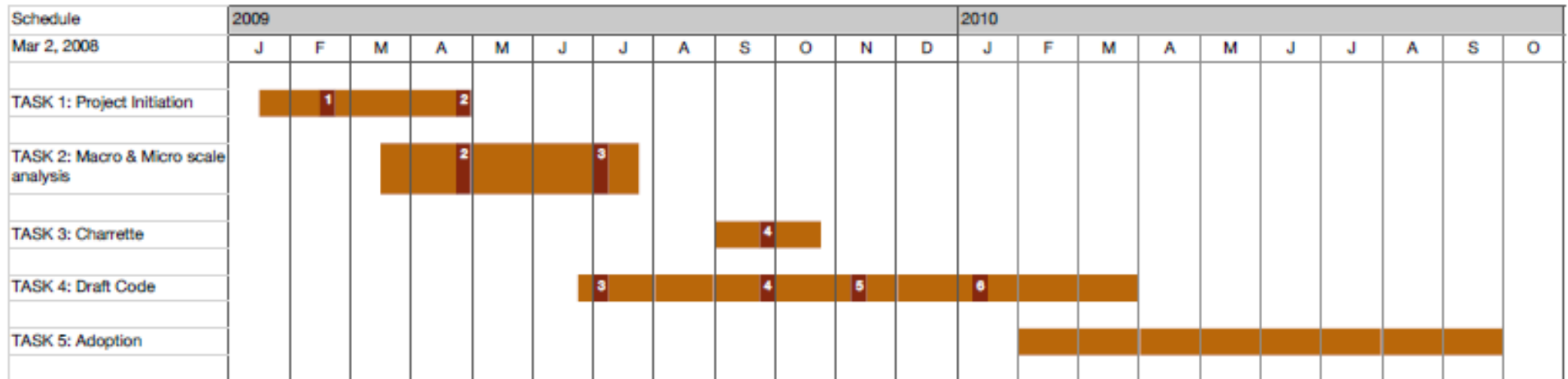


Flagstaff Code Update

		Performance								Established	Proposed Standards
		Residential District (R1)				Urban Residential (UR)				Single Family Residential (R-1-E)	R1
		Single-Family	Planned	Planned, Affordable	Institutional	Single-Family	Planned	Planned, Affordable	Institutional		
Max. Gross Density		4.55	4.55	4.55		5.00	6.10	8.00		6.22	6.00
Max. Net Density		4.55	10.00	10.00		5.00	12.20	12.20		N/A	N/A
Min. Site Area		7,000 sf	3 ac	3 ac		6,000 sf	1 ac	1 ac		N/A	6,000 sf
Min. Lot Area		7,000 sf	Bulk and Use Standards	Bulk and Use Standards		6,000 sf	Bulk and Use Standards	Bulk and Use Standards		7,000sf interior lot 8,000sf corner lot	6,000 sf
Min. Lot Width ft.		N/A	N/A	N/A		N/A	N/A	N/A		60' interior lots 65' corner lots At setback line	60' interior lots 65' corner lots At setback line
Lot Depth		N/A	N/A	N/A		N/A	N/A	N/A		100'	100'
Max. Building Height		35'	Bulk and Use Standards	Bulk and Use Standards	35'	35'	Bulk and Use Standards	Bulk and Use Standards	35'	35'	35'
Max. Building Coverage		N/A	N/A	N/A		N/A	N/A	N/A		35% ADUs excluded	0.35
Minimum Yard Areas (Setback)	Front	N/A	N/A	N/A		N/A	N/A	N/A		15' (25' for parking)	15' (25' for parking)
	Side (interior lots)	N/A	N/A	N/A		N/A	N/A	N/A		8'	8'
	Side (Corner lots)	N/A	N/A	N/A		N/A	N/A	N/A		8' (interior)/20' (exterior)	8' (interior)/20' (exterior)
	Rear	N/A	N/A	N/A		N/A	N/A	N/A		25'	25'
Max. Gross FAR					0.32				0.35		TBD
Max. Net FAR					0.46				0.46		TBD
Min. LSR					0.30				0.25		TBD
Max. Scale					Neighborhood				Neighborhood		N/A



Steps for rewriting the Zoning Code



Trip	Purpose	Deliverables
1	Kick off meeting, initial documentation	
2	Initial Public Participation, Macro Scale Documentation	
3	Micro Scale Documentation - Public Presentation	
4	Charrette	one draft code chapter
5	Charrette Summary - Code Discussion	one draft code chapter
6	Code Discussion	two draft code chapter



DISCUSSION



Flagstaff Zoning Code Update



LWC